

# It's getting cold. Will you have heat? It's your right in DC.

Renters: Make sure your landlord is prepared to keep you warm this winter.

**A**s temperatures drop in the Washington area, tenants look to their building's owners to provide adequate heat.

If landlords fail to comply, they could face a fine of \$1,000 and other potential penalties and fees from the DC Department of Consumer & Regulatory Affairs (DCRA).

District regulations do not set "Turn On" or "Turn Off" dates but most building engineers convert systems from cooled to heated air on October 15.

While there is no law that says heat must be on by a certain date, please remember, District law does require that minimum temperatures be maintained in living areas during cold weather regardless of the calendar date.

It is your right to be warm in the District.

## What Landlords Must Do

Keep heating equipment in good repair and capable of maintaining a temperature of at least 70 degrees.

In any living unit where the tenant cannot control or set the temperature, the building's heat must be kept at least:

- 68 degrees between 6:30 am and 11:00 pm
- 65 degrees between 11:00 pm and 6:30 am

Get every furnace, boiler, and central heating system inspected between March 1 and September 1 of each year.

## What Tenants Must Do

Check your thermostat to make sure it's on and in heat mode.

Contact your landlord, property manager, or building superintendent to report your problem immediately.

If your problem is not solved, call DCRA's housing inspections staff at **(202) 442-9557**.

## What DCRA Will Do

Contact the property owner or agent to tell them about the complaint.

Dispatch an inspector to investigate the situation.

Issue a Notice to fix the problem.

Any property owner who does not comply with any Notice of Violation may get a fine of \$1,000 and other penalties and fees.



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